

Land For Sale

ACREAGE:

60.00 Acres, m/l

LOCATION:

Tama County, IA



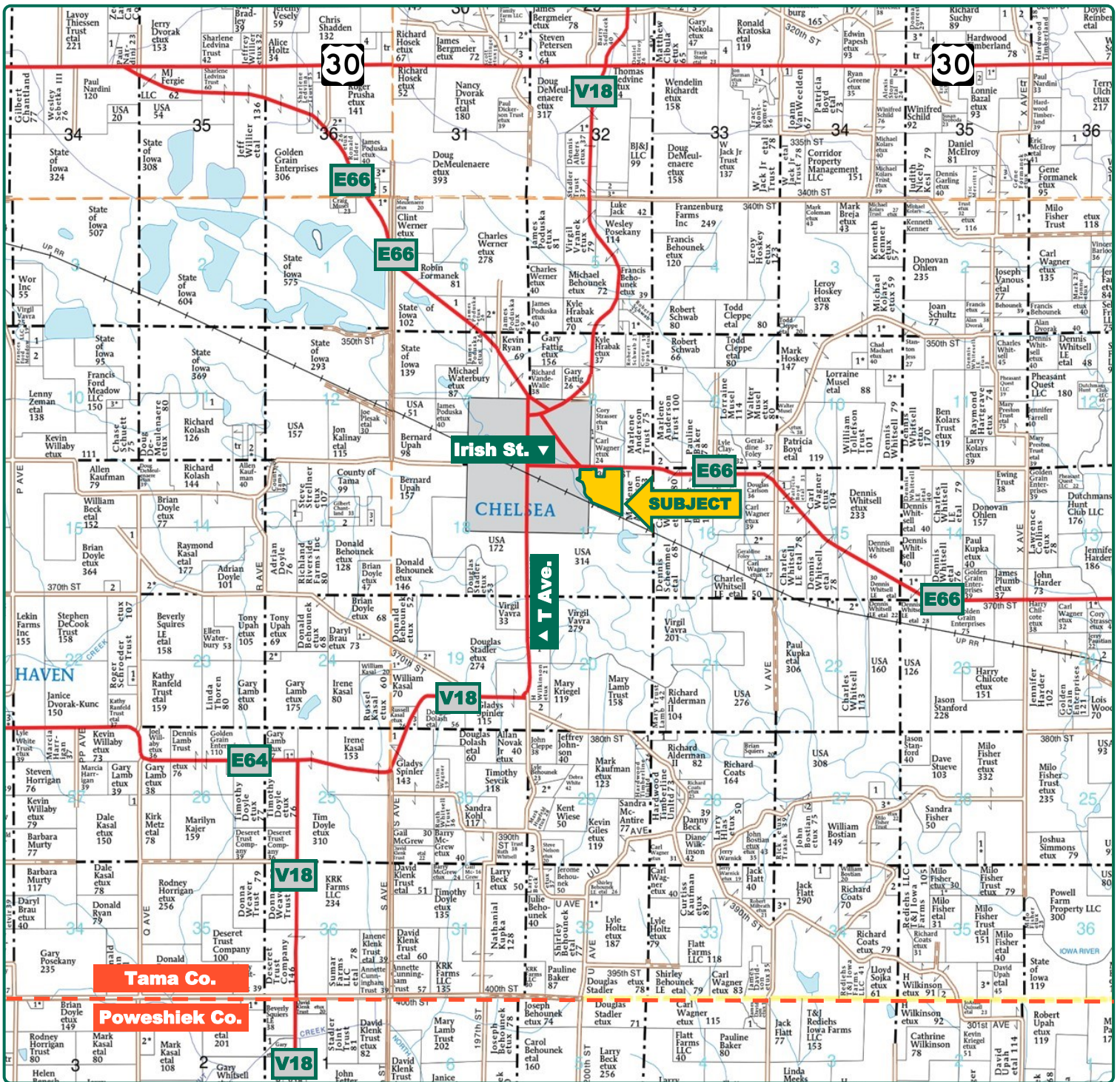
Property Key Features

- Located on the East Edge of Chelsea, Iowa, on a Hard-Surfaced Road
- 34.80 Acres in CRP with a 77.30 CSR2
- Recreational Farm with a Mixture of Income-Producing CRP and Timber

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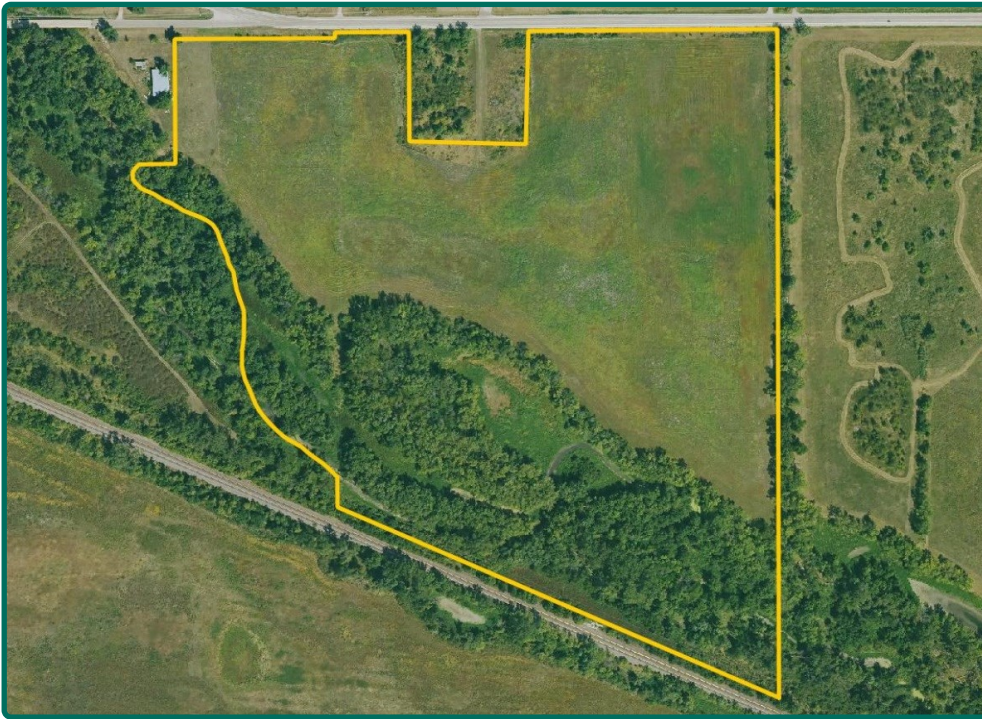


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CRP Acres: 34.80
Soil Productivity: 77.30 CSR2

Property Information

60.00 Acres, m/l

Location

From Chelsea: At the intersection of Irish St. and Hwy-E66, the property is located on the south side of the road.

Legal Description

That part of the NW¼ of the NE¼ lying north of the railroad tracks in Section 17, Township 82 North, Range 13 West of the 5th P.M., Tama County, Iowa. Updated Abstract to govern.

Price & Terms

- \$298,500.00
- \$4,975/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,499.00*
Net Taxable Acres: 60.00*
Tax per Net Taxable Acre: \$24.99*
Tax Parcel ID #: 20.17.127.003, 20.17.200.007 & part of 20.17.200.004
**Taxes estimated pending survey of property. Tama County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm 4112, Tracts 2527 and part of 2526
CRP Acres: 34.80

CRP Contracts

There are five CRP contracts on this farm:

- There are 18.30 acres enrolled in a CP38E-2 contract with a payment of \$261.05/acre, for a total annual payment of \$4,777.00. This contract expires September 30, 2036.
- There are 4.70 acres enrolled in a CP38E-2 contract with a payment of

\$242.05/acre, for a total annual payment of \$1,138.00. This contract expires September 30, 2036.

- There are 1.20 acres enrolled in a CP21 contract with a payment of \$314.48/acre, for a total annual payment of \$377.00. This contract expires September 30, 2024.
- There are 5.60 acres enrolled in a CP21 contract with a payment of \$319.39/acre, for a total annual payment of \$1,789.00 annually. This contract expires September 30, 2024.
- There are 5.00 acres enrolled in a CP23 contract with a payment of \$261.60/acre, for a total annual payment of \$1,308.00. This contract expires September 30, 2025.

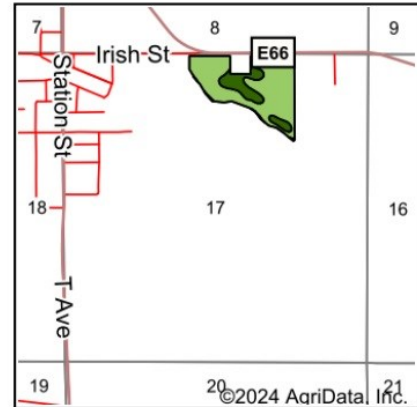
Soil Types/Productivity

Primary soils are Bremer and Nevin. CSR2 on the CRP acres is 77.30. See soil map for detail.

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State: Iowa
 County: Tama
 Location: 17-82N-13W
 Township: Salt Creek
 Acres: 34.8
 Date: 3/25/2024






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	28.43	81.7%		IIw	74
88	Nevin silty clay loam, 0 to 2 percent slopes	6.15	17.7%		Iw	95
1133	Colo silty clay loam, channeled, 0 to 2 percent slopes, frequently flooded	0.22	0.6%		IIw	5
Weighted Average					1.82	77.3

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Land Description

Topography is level.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a unique recreational farm located just east of Chelsea along a hard-surface road. It provides a nice return along with recreational benefits from the timber and CRP.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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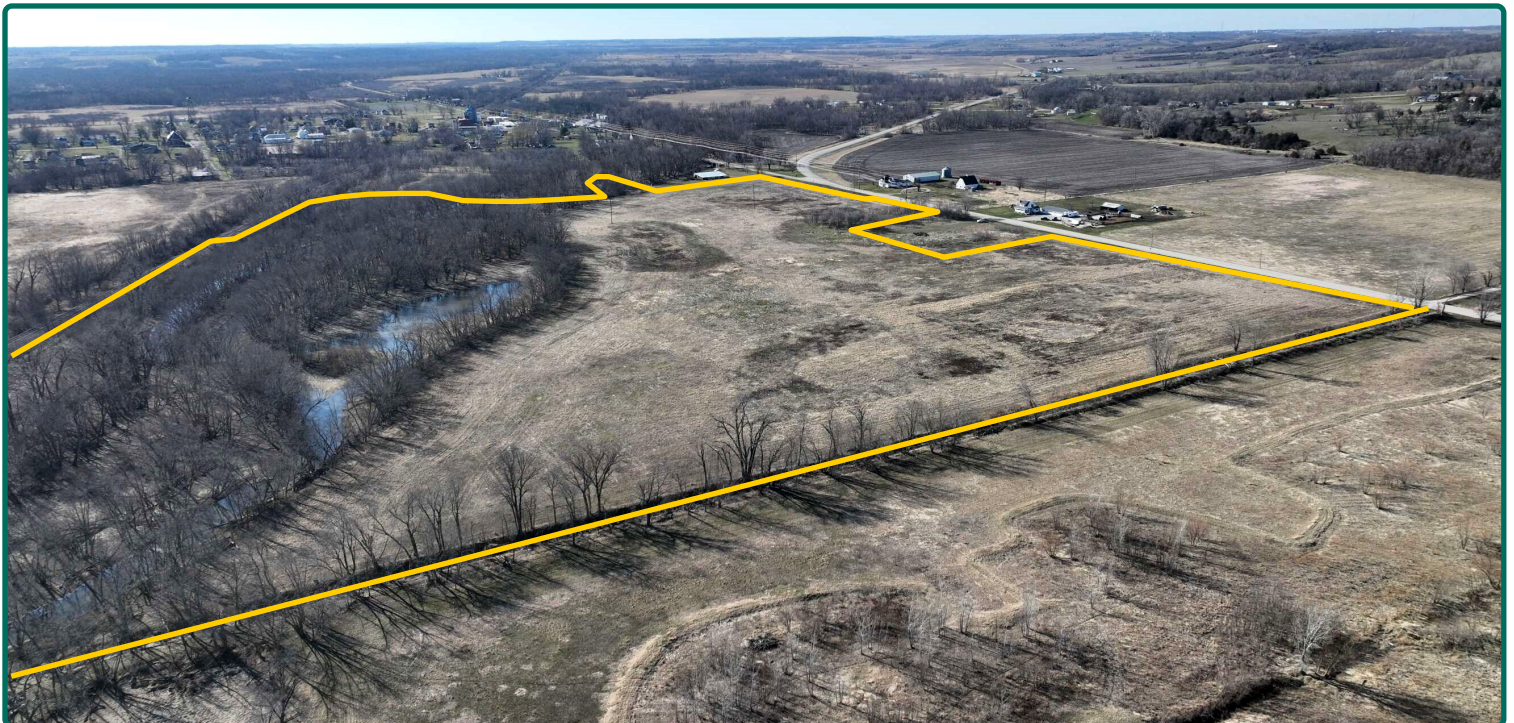
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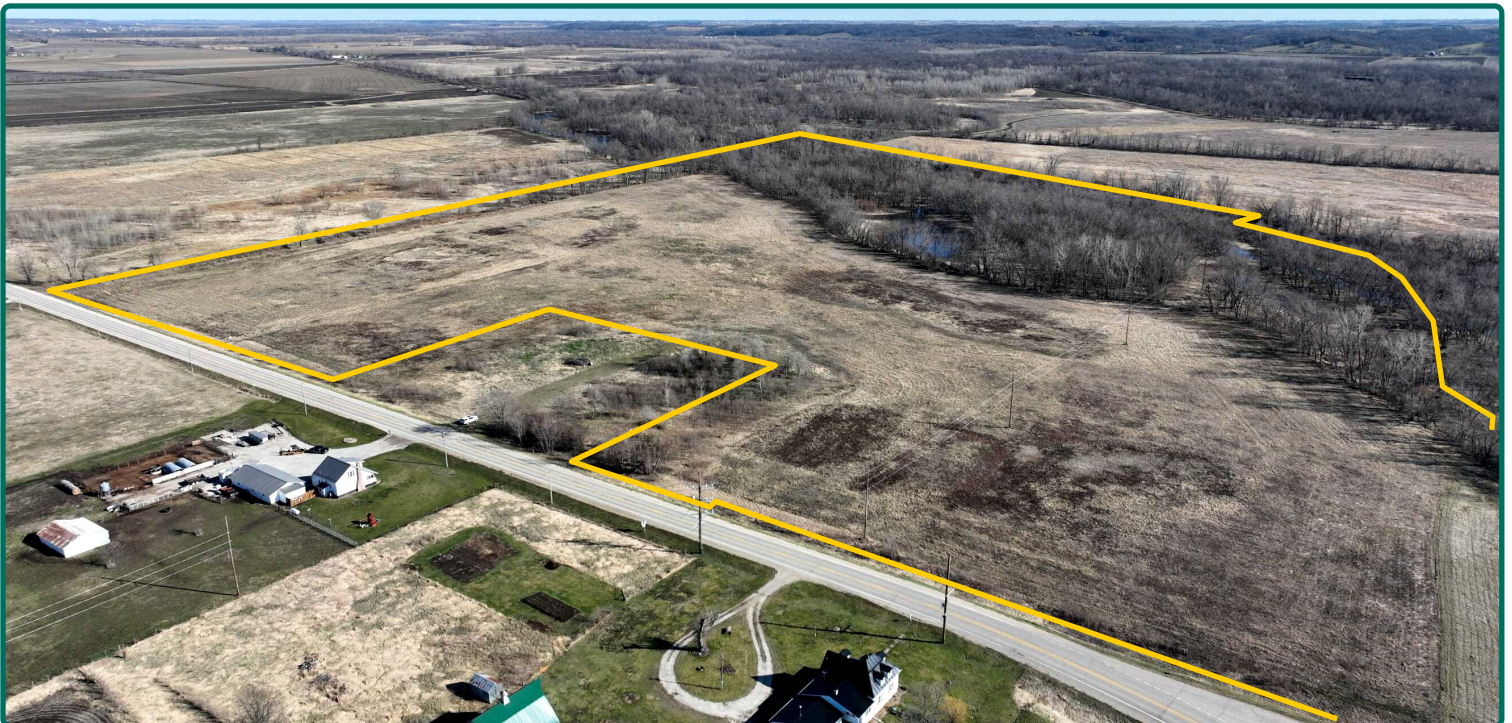
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